

1 Bill No. R-90-09-05

2 RESOLUTION NO. R-58-90

3 A RESOLUTION of the Common Council of
4 the City of Fort Wayne, Indiana setting
5 forth the policy of the City of Fort
6 Wayne, Indiana in regards to the
7 annexation of the East State Annexation
8 Area.

9 WHEREAS, the annexation of the territory to the
10 City of Fort Wayne is a legislative function; and

11 WHEREAS, the Common Council of the City of Fort
12 Wayne is called upon in the preparation of the City budget
13 to provide for the furnishing of municipal services to the
14 entire City, including newly annexed areas; and

15 WHEREAS, the Common Council of the City of Fort
16 Wayne has before it an Ordinance for the annexation of the
17 East State Annexation Area, more specifically described as
18 follows, to-wit:

19 Part of the Northeast 1/4 of Section 33, Township 31
20 North, Range 13 East, Allen County, Indiana described
21 as follows:

22 Beginning at the intersection of the West right-
23 of-way of Maplecrest Road with the northerly
24 right-of-way of East State Boulevard (formerly
25 Hicksville Road), said point being on the
26 existing City Limits line as established by
27 Annexation Ordinance X-39-71 filed in the Fort
28 Wayne City Clerk's Office; thence southwesterly,
29 along the northerly right-of-way of said East
30 State Boulevard, to its intersection with a
31 westerly line of Lake Estates as recorded in Plat
32 Book 23, page 56 in the Allen County Recorder's
Office; thence North 29 degrees 55 minutes 08
seconds East, a distance of 324.66 feet, along
said westerly line, thence North 26 degrees 11
minutes 16 seconds East, along a westerly line of
said Lake Estates, to the Northwest corner
thereof; thence North 65 degrees 10 minutes 34
seconds East, a distance of 28.25 feet along a
northerly boundary of said Lake Estates; thence
North 65 degrees 10 minutes 40 seconds East, a
distance of 43.75 feet along a northerly boundary
of said Lake Estates; thence North 66 degrees 00
minutes 34 seconds East, a distance of 71.66 feet
along a northerly boundary of said Lake Estates;
thence North 80 degrees 03 minutes 41 seconds
East, a distance of 70.0 feet along a northerly
boundary of said Lake Estates and its
northeasterly prolongation thereof; thence North
67 degrees 37 minutes 34 seconds East, a distance
of 209.59 feet to a point on the East line of an
Indiana and Michigan Electric Company right-of-
way, said East line being 60 feet normally
distant East of and Parallel with the West line of
the East 1/2 of the Northeast 1/4 of Section 33;
thence North 01 degree 04 minutes 30 seconds East,

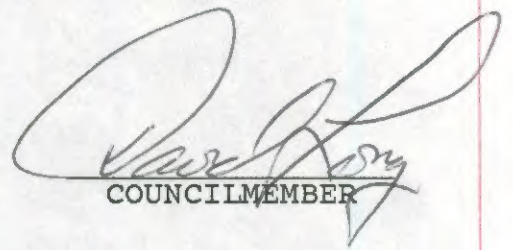
1 a distance of 94.26 feet along said East line;
2 thence North 87 degrees 57 minutes 47 seconds
3 East, a distance of 937.3 feet along the westerly
4 prolongation of and North line of Lehman Homestead
5 Addition as recorded in Plat Book 21, page 27 in
6 the Allen County Recorder's Office; thence North
7 00 degrees 46 minutes 00 seconds East, a distance
8 of 216.0 feet, parallel with the East line of the
9 Northeast 1/4 of said Section 33, to the
10 Northwest corner of lands conveyed to Delagrang
11 and recorded in Document 86-006752 in the Allen
12 County Recorder's Office; thence North 87 degrees
13 57 minutes 47 seconds East, along the North line
14 of said Delagrang parcel and its easterly
15 prolongation thereof, to the West right-of-way of
16 Maplecrest Road; thence southerly, along said West
17 right-of-way, to a point of beginning, containing
18 17 acres more or less.

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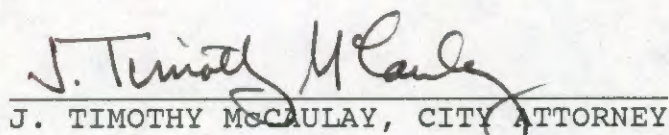
PAGE 3

population density, land use and topography which receives non-capital services equivalent in standard and scope to those offered the territory to be annexed and which receives capital services in the same manner as proposed for the territory to be annexed.

SECTION 4. That after adoption and any and all necessary approval by the Mayor, this Resolution shall be in full force and effect.


COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY


J. TIMOTHY MCCAULAY, CITY ATTORNEY

Read the first time in full and on motion by Long, seconded by Bradbury, and duly adopted, read the second time by title and referred to the Committee on Annexation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: 9-11-90

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Long, seconded by Edmonds, and duly adopted, placed on its passage. PASSED ~~1081~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BRADBURY				<u>✓</u>
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 10-5-90

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____

(SPECIAL) _____ (ZONING MAP) _____ ORDINANCE RESOLUTION NO. 09-58-90

on the 9th day of October, 1990,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Reed
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of October, 1990 at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 18th day of October, 1990, at the hour of 1:30 o'clock 7 P M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR



MEMORANDUM

TO: City Council Members

FROM: Michael Sapp, Director of Planning *M.A.S.*

SUBJECT: East State Annexation

DATE: October 2, 1990

Attached is the Fiscal Plan for the above noted annexation. The East State annexation contains approximately 17 acres of which 8 acres are developed residentially, 6 acres are developed commercially, 3 acres are developed for institutional uses, and 1 acre is an I&M easement. Of the twenty properties in the area, 9 are subject to sewer extension agreements wherein the owners waived their rights to remonstrate against annexation. A majority of the area is zoned RS-1 "Suburban Residential." The remainder of the area is zoned C-1 "Limited Commercial" and C-1A "Professional Services."

A member of the Long Range Planning staff will present this annexation at the public hearing, September 17, 1990 and will address any questions you may have.

MS/ph

Attachments

DIGEST SHEET

TITLE OF ORDINANCE EAST STATE ANNEXATION AREA

DEPARTMENT REQUESTING ORDINANCE COMMUNITY AND ECONOMIC DEVELOPMENT

SYNOPSIS OF ORDINANCE RESOLUTION CONFIRMS THAT THE CITY HAS

DEVELOPED A DEFINITE POLICY FOR PROVIDING SERVICES TO THE EAST

STATE AREA. IT ALSO CLEARLY LINKS THE CITY'S GENERAL ANNEXATION

RESOLUTION (SECTION 1.1 OF CHAPTER 2 OF THE MUNICIPAL CODE OF

THE CITY OF FORT WAYNE OF 1974, AS AMENDED) TO THE ANNEXATION AREA.

Q-90-09-05

EFFECT OF PASSAGE THE CITY WILL BE MORE SECURE IN MEETING STATE

ANNEXATION LAW (I.C. 36-4-3-13) REQUIREMENTS.

EFFECT OF NON-PASSAGE THE CITY IS LESS SECURE IN MEETING THE

REQUIREMENTS OF I.C. 36-4-3-13.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) TO BE EXPLAINED BY THE

FISCAL PLAN TO BE PREPARED BY COMMUNITY AND ECONOMIC DEVELOPMENT.

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-90-09-05

REPORT OF THE COMMITTEE ON ANNEXATION

DAVID C. LONG, CHAIRMAN
JANET G. BRADBURY, VICE CHAIRPERSON
BURNS, EDMONDS, HENRY

WE, YOUR COMMITTEE ON ANNEXATION TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) of the Common Council
of the City of Fort Wayne, Indiana setting forth the policy
of the City of Fort Wayne, Indiana in regards to the
annexation of the East State Annexation Area

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

David C. Long

Clara J. Edmond

Janet G. Bradbury
David C. Burns

DATED:

Sandra E. Kennedy
City Clerk

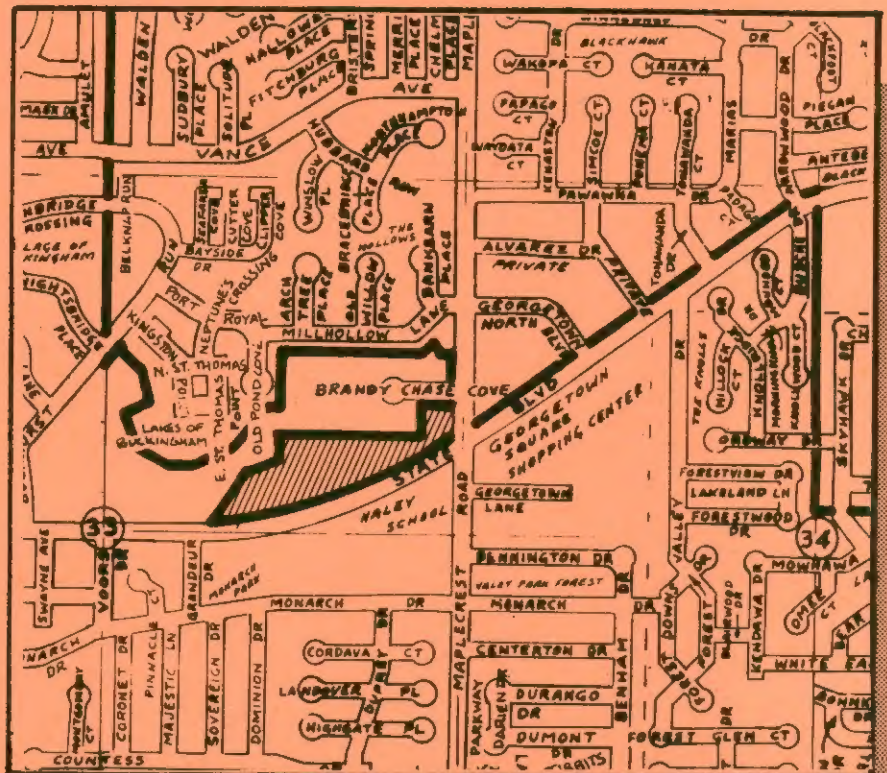
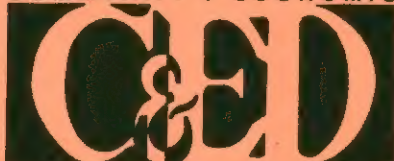
FISCAL PLAN

CITY OF FORT WAYNE
PAUL HELMKE, MAYOR

September 1990

East State
Annexation

COMMUNITY & ECONOMIC



ADMINISTRATION AND POLICY DIRECTION

Paul Helmke
Mayor
City of Fort Wayne

Greg Purcell
Director
Division of Community Development and Planning

Michael A. Sapp
Director of Planning

Fort Wayne City Plan Commission

Steve Smith, President
Mel Smith , Vice-President
Robert Hutner, Secretary
Mark Gensic
Charles Layton
David Long
John Shoaff
Wil Smith
Yvonne Stam

RESEARCH AND PREPARATION

Gary Stair, Senior Planner
Pamela Holocher, Planner II
Nancy Townsend, Intern

INTRODUCTION

Since its inception, the City of Fort Wayne has been annexing land adjacent to its corporate limits. The East State Annexation is a logical continuance of this policy.

This Fiscal Plan, which is required by State Annexation Law, explains why the East State Annexation area meets the state law requirements for annexation. Also, this plan gives basic data regarding the area, describes the services which will be furnished to the area upon annexation by the City, and summarizes the fiscal impact of annexation upon the City.

TABLE OF CONTENTS

INTRODUCTION	i	
TABLE OF CONTENTS	ii	
SECTION I: BASIC DATA		
A. Location	1	
B. Size	1	
C. Population	1	
D. Buildings	1	
E. Land Use	1	
F. Zoning	1	
G. Topography	4	
H. Assessment	4	
I. Tax Rate	4	
J. Council District	4	
K. Comparable Area	4	
SECTION II: THE COMPREHENSIVE ANNEXATION PROGRAM		7
SECTION III: STATE LAW REQUIREMENTS		
A. Introduction	8	
B. One-Fourth Contiguous	8	
C. Conclusion	11	
SECTION IV: MUNICIPAL SERVICES		
A. Police Department	12	
B. Fire Department	13	
C. Emergency Medical Service	13	
D. Solid Waste Disposal	14	
E. Traffic Control	14	
F. Streets and Roads	15	
G. Parks	15	
H. Water	15	
I. Fire Hydrants	16	
J. Sanitary Sewers	16	
K. Storm Sewers	16	
L. Street Lighting	16	
M. Animal Control	17	
N. Administrative Services	17	

SECTION V: PLAN FOR HIRING GOVERNMENTAL EMPLOYEES	18
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SECTION VI: FINANCIAL SUMMARY AND RECOMMENDATION

A. Revenues	19
B. Expenditures	20
C. Five Year Summary	21
D. Recommendation	22

SECTION ONE

BASIC DATA

A. LOCATION

The area proposed for annexation is located east of the city of Fort Wayne and is bounded on the east by the west right of way of Maplecrest Road, on the south by the north right of way of State Boulevard, and on the north and west by the present corporate limits, in Section 33, Township 31 North, Range 13 East, in St. Joseph Township (See Figure 1).

B. SIZE

The East State Annexation area contains approximately 18 acres.

C. POPULATION

Block statistics from the 1980 Census of Population and Housing shows that there are 3.7 persons per dwelling unit in the annexation area. Multiplying this figure by the 7 dwelling units in the annexation area, the population is calculated to be 26 persons.

D. BUILDINGS

Single Family Residential	7 structures
Commercial	7 structures
Institutional	2 structures

E. PATTERNS OF LAND USE

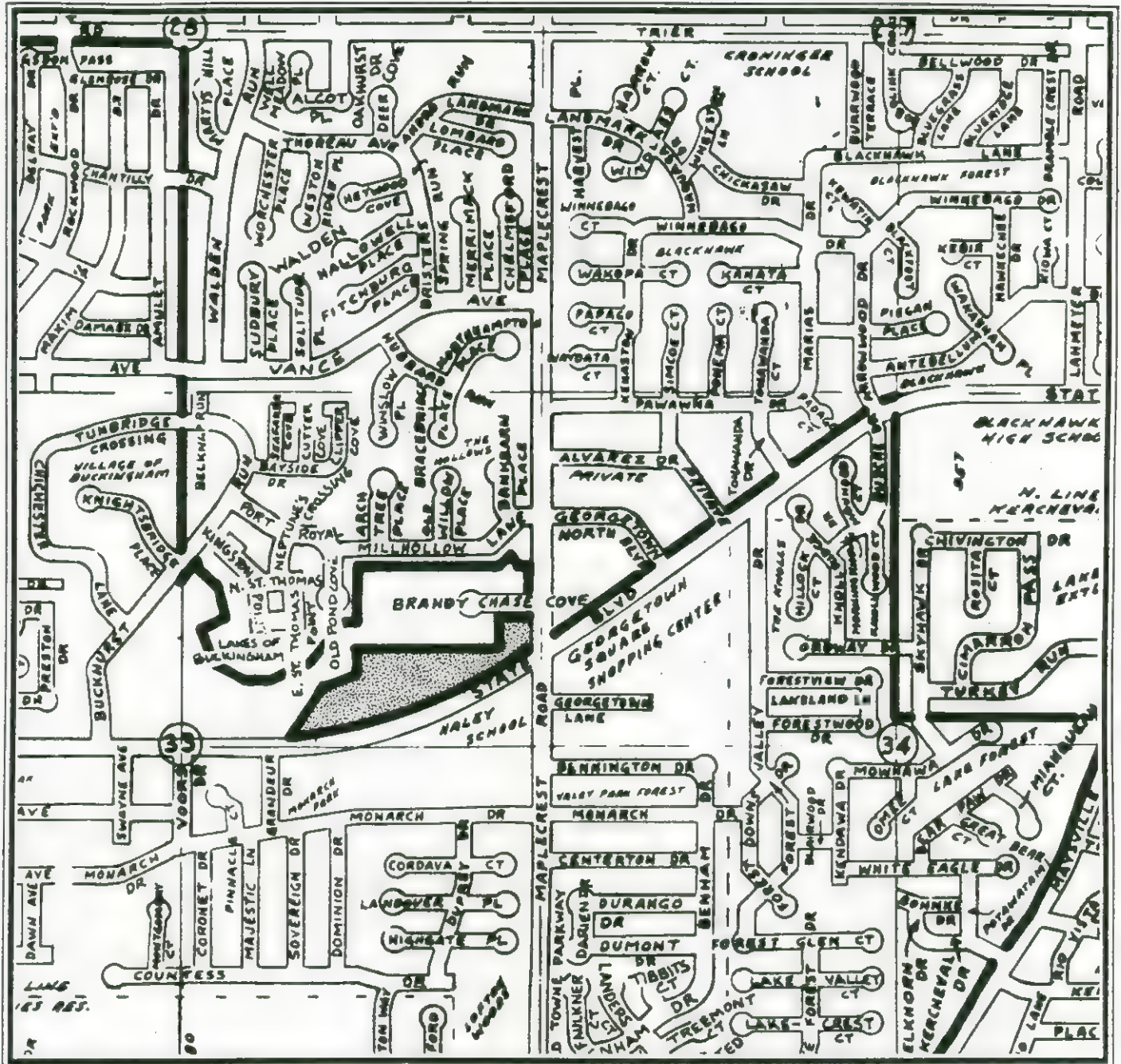
	<u>Acres</u>	<u>Percent</u>
Residential	8	44.5%
Commercial	6	33.3%
Institutional	3	16.7%
Right of way	<u>1</u>	<u>5.5%</u>
TOTAL	18	100.0%

F. ZONING

The East State Annexation area currently contains three zoning classifications (see figure 2). Upon annexation, this area will be under jurisdiction of the City Plan Commission and the zoning classifications will be as follows:

FIGURE 1

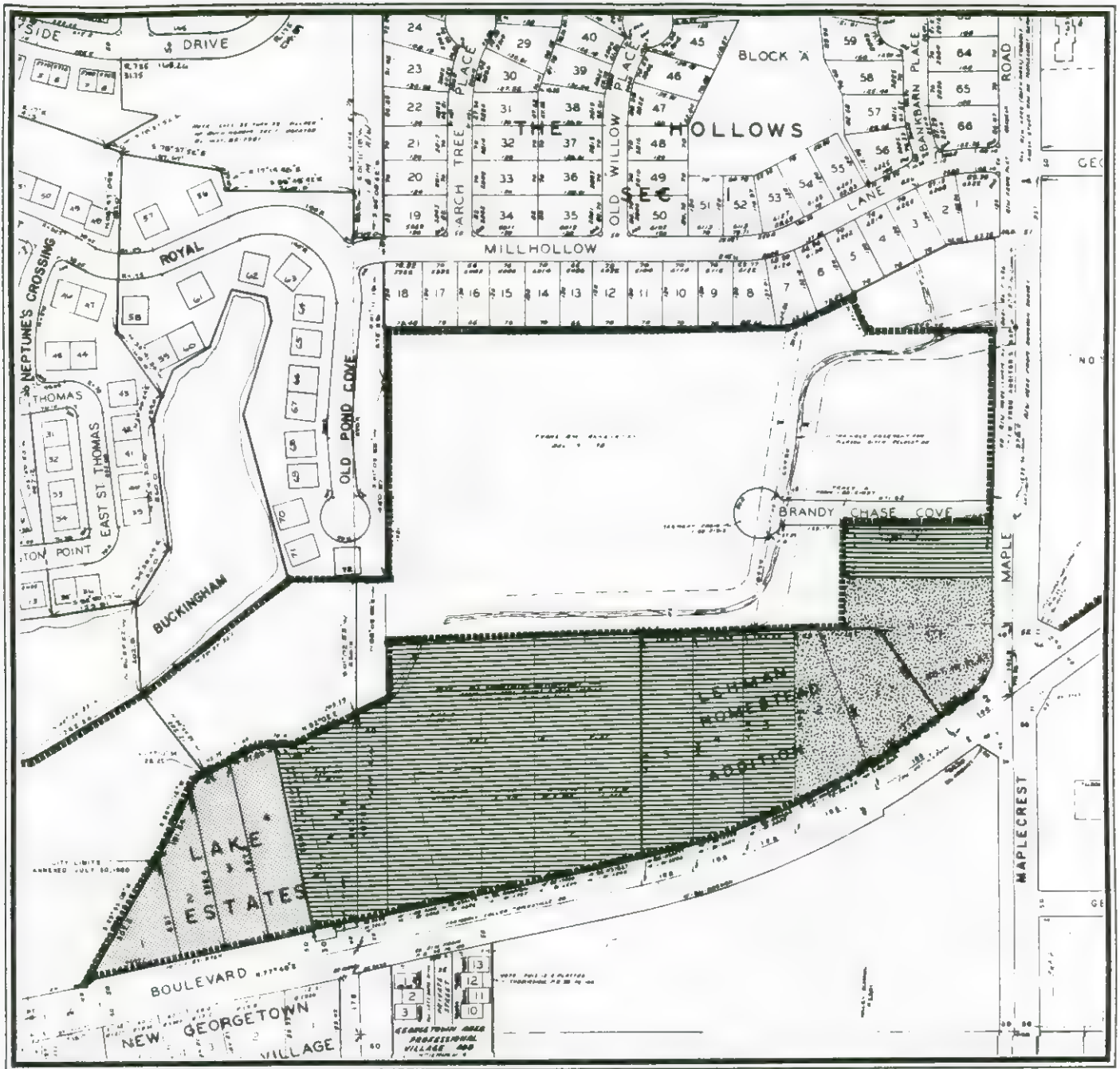
EAST STATE ANNEXATION



Location

FIGURE 2

EAST STATE ANNEXATION



Zoning

	RS-1 Suburban Residential
	C-1 Limited Commercial
	C-1A Professional Services

County Zoning Classification

RS1 Suburban Residential
C1A Professional Services
C1 Limited Commercial

City Zoning Classification

R1 Single Family Residential
B1A Limited Business District
B1B Limited Business District

G. TOPOGRAPHY

The East State Annexation area primarily contains Pewamo loam and Morely loam. It has been determined by using U.S. Geological Survey Maps that the area has a low relief and that the general slope of the area is approximately 3.0 percent.

H. ASSESSMENT

\$590,780

I. NET TAX RATE: (1989 payable 1990 rates)

Existing:	\$4.7691	
After annexation:	\$7.3349	
Increase:	\$2.5730	(54 percent increase)

J. COUNCIL DISTRICT

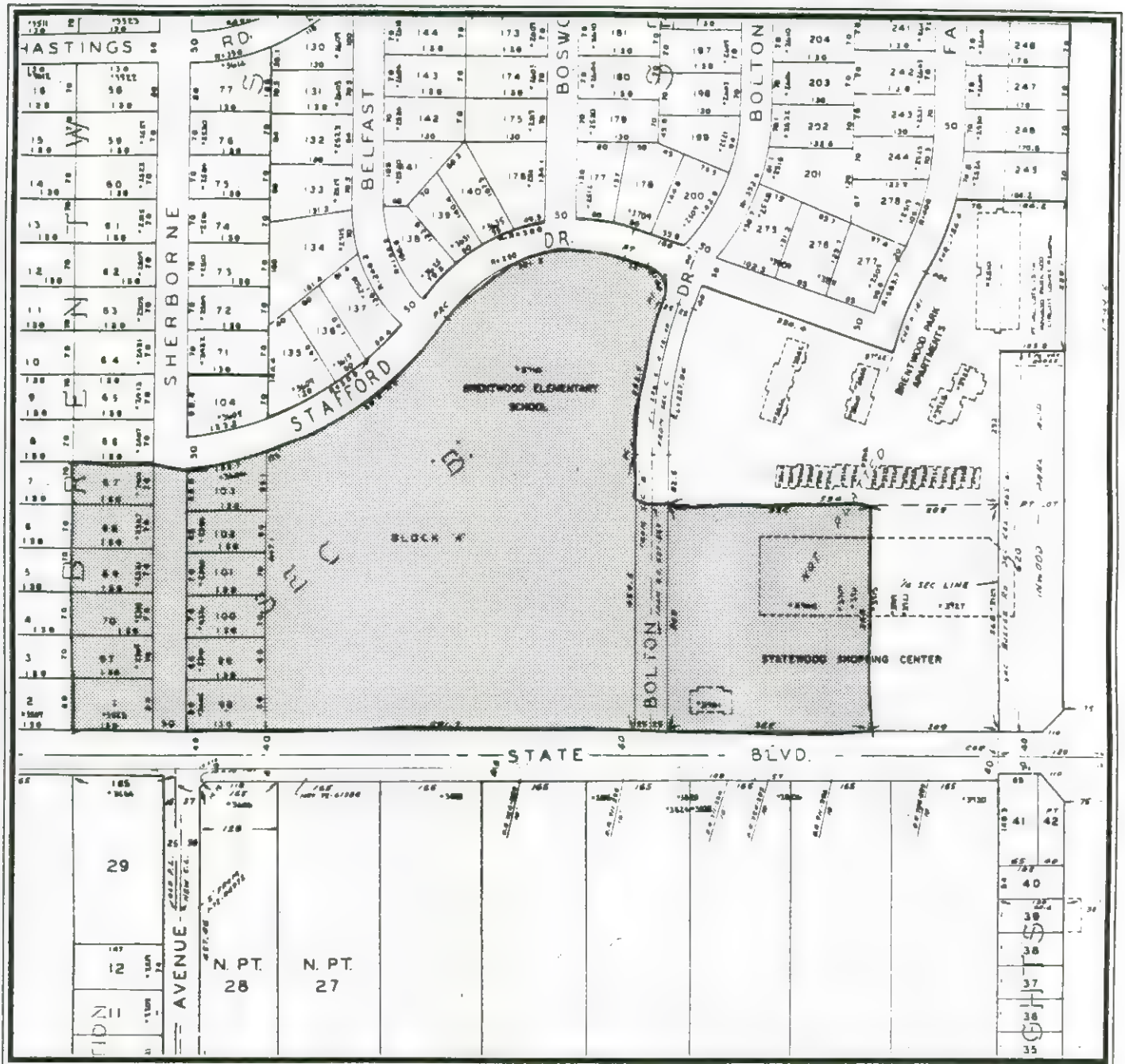
The East State Annexation area will be in City Council District 2.

K. SELECTED AREAS WITHIN CORPORATE BOUNDARIES WITH SIMILAR TOPOGRAPHY, PATTERNS OF LAND USE, AND POPULATION DENSITY

As the City of Fort Wayne has uniform service standards throughout its corporate boundaries, all areas of similar topography, patterns of land use, and population density receive the same level of service. A representative area within the City comparable in topography, patterns of land use, and population density to East State Annexation area is the Brentwood/Statewood Plaza Area (See Figure 3). On page six is a comparison of the two areas.

FIGURE 3

Brentwood / State Plaza



Comparable Area

	<u>East State Annexation Area</u>	<u>Brentwood/ Statewood Area</u>
Topography	Low relief, loamy soil	Low relief, loamy soil
Patterns of Land Use	Residential and institutional with some commercial	Residential and institutional with some commercial
Population Density	1.4 persons per acre	1.6 persons per acre

No areas within the City with similar topography, patterns of land use, and population density as the East State Annexation area are receiving services higher in standard or greater in scope than those services promised the East State Annexation area.

SECTION TWO

THE COMPREHENSIVE ANNEXATION PROGRAM

The annexation of the East State area is part of a larger comprehensive annexation program prepared by the Department of Community Development and Planning, which was promulgated in a report in 1975 and which was subsequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth". Because the East State area met this criteria in 1975-76, the report identified it as part of a larger area which was recommended for annexation.

SECTION THREE

STATE LAW REQUIREMENTS

A. INTRODUCTION

When pursuing an annexation, a municipality must ensure that the proposed annexation is in accordance with the state law requirements as set forth in IC 36-4-3. The statute mandates that the courts accept the annexation if the area meets either of the following criteria:

1. The boundaries of the annexation area must be at least one-eighth (12.5 percent) contiguous to the corporate limits, and the area must meet one of the following conditions:
 - a. Have a population density of at least three persons per acre; or
 - b. Be zoned for commercial, business, or industrial uses; or
 - c. Be at least 60 percent subdivided; or
2. The boundaries of the annexation area must be at least one-fourth (25 percent) contiguous to the corporate limits, and the area must be needed and can be used by the municipality for its development in the reasonably near future.

In either case, the municipality must also prepare a written Fiscal Plan for providing services to be furnished to the annexed territory, together with the methods for financing such services. The East State Annexation meets the second option which has been established to determine the validity of annexations. The remainder of the section will be devoted to explaining how this annexation meets the one-fourth contiguous and is needed and can be used test.

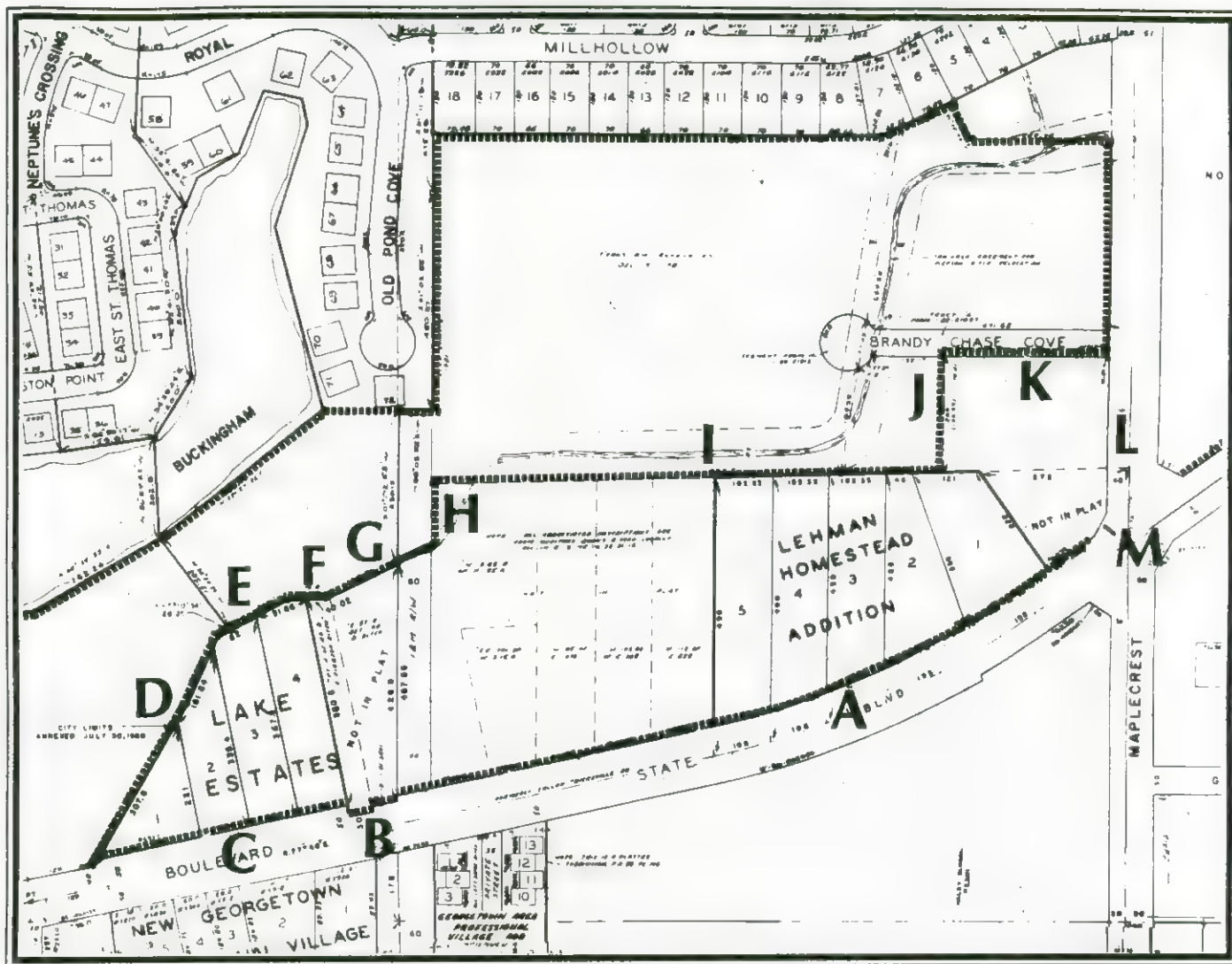
B. One-Fourth Contiguous

The second annexation test stipulates that an annexation is valid if the area is at least twenty-five percent contiguous and if it is needed and can be used by the municipality in the reasonably near future (IC-36-4-3-13). The annexation area is 92.7% contiguous to Fort Wayne (See Figure 4). Hence, it meets the contiguity requirements mandated by the second test.

Having met the contiguity requirement, the area must be needed and can be used by the municipality for its development in the reasonably near future. As will be explained, the East State Annexation Area meets this requirement and is needed and can be

FIGURE 4

EAST STATE ANNEXATION



Contiguity

CONTIGUOUS		NON-CONTIGUOUS	
A	1375'	L	300'
B	150'	M	50'
C	475'		
D	475'		
E	150'		
F	75'		
G	225'		
H	125'		
I	925'		
J	225'		
K	300'		
4500' (92.7%)		350' (7.3%)	

used for the following reasons:

1. Efficient Service Provisions;
2. Planning Control; and
3. Implementation of the City's Annexation Policy;

1. Efficient Service Provisions

The East State Annexation area is needed so that the City can provide services more efficiently. This annexation will improve service delivery by allowing the city to take advantage of economies of scale. If, for example, the City of Fort Wayne invests in a fire station, a truck, and the staff necessary to respond to a fire 24 hours a day, it is most efficient to utilize these resources to their fullest capacity. Therefore, if such a hypothetical station has a range of response of two miles in all directions and the jurisdiction of the station does not cover the potential service area, the station is being under utilized. This is inefficient and increases the cost of fire protection for the entire area. Both the Fort Wayne Police and Fire Departments have stated that they can provide services to the East State Annexation area with no increase in staff and with minimal or no increases in expenditures. Consequently, the annexation of this area will enable both departments, as well as other service agencies, to make better use of existing resources.

2. Planning Control

The East State Annexation area is also needed by the City of Fort Wayne so that it will have planning and zoning control over the urban area. This is important because the City, being a heavily developed urban area, has zoning and planning standards that are more attuned to urban areas which adjoin the city. On the other hand, the County, with its large parcels of agricultural land, has standards that are much more attuned to a rural lifestyle. It makes sense to have distinct standards for urban and rural uses. What does not make sense is to allow areas which are within the sphere of influence of Fort Wayne, and which are urban in nature, to be subject to standards which may not be suitable for urban development.

3. Annexation Policy

The East State Annexation area is needed by the City of Fort

Wayne to implement its Annexation Policy, as set forth in the Annexation Policy and Program Study. It is important that the City achieve the goals in the annexation plan because the areas proposed to be annexed in the plan are areas that are urban in nature or will most likely develop into urban areas in the near future. If the City is to truly address the needs of the urban community, as municipalities in Indiana have been designed to do, it must implement its annexation policy to the best of its ability. The annexation of urban areas will not only allow the City to control and manage urban growth and development, but, will expand the City's tax base, enabling it to provide quality urban services to the entire urban community.

C. CONCLUSION

The East State Area should be annexed into Fort Wayne because it satisfies the requirements that have been established by the State legislature: the annexation area is more than 25 percent contiguous and is needed and can be used by the City for its growth and development in the reasonably near future.

SECTION FOUR

MUNICIPAL SERVICES

This section of the Fiscal Plan forecasts the costs and methods of financing services for the East State Annexation Area. The plan also describes how and when the City plans to extend the services of those improvements which are non-capital and capital in nature. The following section demonstrates how the City will satisfy the requirements of Indiana State Law in provision of services and financing of same in an equitable manner.

As required by state law, the annexation area will receive planned services of non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services are provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

All services both of a non-capital nature and of a capital improvement nature described in subsequent subsections of the Municipal Services Section will be provided to the East State Annexation area in a manner equivalent in standard and scope to those capital and non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density, including but not limited to the Brentwood/State Plaza area.

A. POLICE DEPARTMENT

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work and protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order and provides educational and technical assistance in the area of crime prevention and neighborhood services.

Police District #3 will be expanded to cover the East State Annexation area upon annexation. The Police Department keeps records on the amount of personnel and equipment necessary for the City's annexation program, and has determined that additional personnel are not required for this particular annexation. Due to

the size of the area and its proximity to the city limits, the cost to provide police protection to the East State Annexation area will be minimal and will be handled by the present Police Department budget. Funding for police services is primarily derived from local property taxes through the General Fund.

Capital Costs: \$0
Estimated Annual Operating Costs: \$0

B. FIRE DEPARTMENT

The Fort Wayne Fire Department will be responsible for providing fire protection services to the East State Annexation Area immediately upon annexation. The services provided include fire protection and suppression, emergency rescue, fire prevention, and fire inspections. Primary response will come from Station 14 located at 3400 Reed Road. The response time from Station 14 to the annexation area is approximately 4 to 6 minutes. One Class A pumper and one emergency medical car are located at this station. Back-up response will come from Station 10 located at 1245 East State.

The annexation of the East State area will not require a new fire station nor will it require additional personnel or equipment. The only additional expense is expected to be operating costs, including gasoline, postage, and photography. These operating costs are considered to be negligible since the annexation area represents only a small fraction of the total area serviced by the City. Funding for this increment in operating costs will come from the Fire Department's budget through the General Fund.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL OPERATING COSTS: \$0

C. EMERGENCY MEDICAL SERVICE (EMS)

At the present time, Three Rivers Ambulance Authority is the only provider of ambulance service to city residents. Persons in the East State Annexation Area are currently receiving full advanced life support ambulance service provided by the TRAA and will continue to do so upon annexation.

A number of ambulances are stationed throughout the City 24 hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. For some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Station 14. Secondary assistance from Fire Department will come from Station

10. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, firemen are able to administer medical treatment to residents before the ambulance arrives.

The method of financing emergency medical services is based on user fees. The charges for ambulance service are shown below:

TABLE 1

1. \$95 plus \$3 per loaded mile for non-emergency transfers scheduled 24 hours in advance.
2. \$120 plus \$3 per loaded mile for non-scheduled non-emergency transfers
3. \$380 for emergencies for all City and non-City residents.

This method of financing permits service to be extended to the annexation area with its existing budget and no additional manpower or equipment will be needed to service the annexation area.

ESTIMATED ANNUAL COST: \$0

D. SOLID WASTE DISPOSAL

The City of Fort Wayne will provide garbage collection to residential customers immediately after the effective date of annexation to the East State Annexation Area. The City currently contracts with Waste Management to supply this service.

According to the contract agreement, the City is charged a tonnage cost of \$42.85 for solid waste pick-up. This cost amounts to approximately \$55.10 per household, per year, for this service. Consequently, annexation of 7 residences in the East State Annexation area will cost \$386 per year. Solid waste collection will be financed by the City's Garbage Disposal Fund which comes from the General Fund.

CAPITAL COSTS:	\$ 0
ESTIMATED ANNUAL COST:	\$386

E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area immediately upon the effective date of annexation. Some of the services that can be provided by the department are surveys and investigations of traffic conditions and problems. Finally, the department provides installation and maintenance of traffic control devices such as stop lights, control signs, and fire alarm systems.

No additional traffic control service is needed in the annexation area because the arterial street which provides access to the annexation area is currently within the corporate boundaries of the City and, therefore, already is provided with City services. The Traffic Engineering Department will not require additional personnel to perform its service to the annexation area, nor will there be any capital or labor costs.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

F. STREETS AND ROADS

The incorporation of the East State Annexation Area will not add any arterial streets or roads to the City. The City of Fort Wayne Street Department is currently responsible for the general maintenance of State Boulevard which borders the annexation area to the south. General maintenance includes snow and ice removal and surface maintenance. The Street Engineering Department will provide engineering services and construction supervision for all streets, alleys, and sidewalks that will be constructed within the proposed annexation area. The provision of these services to the annexation area will not require any additional personnel or equipment.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

G. PARKS AND RECREATION

Residents of the East State Annexation Area presently have access to city park facilities such as swimming pools, baseball diamonds, indoor and outdoor skating, golf courses, and picnic facilities, etc. No new park will need to be developed for the East State Annexation Area. Residents will be in close proximity to Shoaff Park, a 169 acre community park.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

H. WATER

The Fort Wayne Water Utility is presently serving the annexation area. The extension of water services to individual developments will be considered once the property owners in the area petition for such service.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

I. FIRE HYDRANTS

The City pays the Fort Wayne Water Utility \$183.83 annually for each fire hydrant located within the City. Although, the proposed annexation area is served by fire hydrants, these hydrants are located in the City. Therefore, there will be no additional costs for fire hydrants.

Capital Costs:	\$0
Estimated Annual Cost:	\$0

J. SANITARY SEWER

The Fort Wayne Department of Water Pollution Control (WPC) presently provides sanitary sewers to the annexation area. The Water Pollution Control Department has the capability to extend sanitary sewers within the annexation area but will be considered only upon petition by the concerned property owners.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

K. STORM SEWERS

Upon annexation, the Department of Water Pollution Control will not consider capital improvements for storm sewers unless petitioned by the property owners of the area. The City does not have storm sewer relief funds available for this type of project. It is the City's policy, for all properties within the City, that the financing of storm sewers is the responsibility of property owners.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

L. STREET LIGHTING

It is the goal of the City of Fort Wayne Street Lighting Department to light every unlit intersection within the City limits, to reduce night accidents, facilitate traffic flow, aid police protection, and inspire community spirit and growth. The City of Fort Wayne will assume all costs for existing lighting, located within public right-of-way. The East State Annexation area does not contain any streets, consequently, there are no existing lights that the City will have to purchase or maintain.

The Street Lighting Department currently has lights along East State Boulevard, Maplecrest Road, and Brandy Chase Cove, streets

which border the annexation area. The City currently maintains these facilities and assumes all costs for existing lighting located within the public rights-of-way and will continue to do so upon annexation.

Further developments in this area which need street lights must be petitioned for, per State Statute, to the Street Lighting Department in order to expedite the installation.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

M. ANIMAL CONTROL

The East State Annexation area is located within the north district of the Animal Control Department. Currently, the north district is not yet at capacity. Therefore, costs would be negligible to provide this service to the area.

CAPITAL COST:	\$0
ESTIMATED ANNUAL COSTS:	\$0

N. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the East State Annexation Area immediately upon the date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

SECTION FIVE

PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is not anticipated that due to the annexation of the East State area, any governmental employees will be eliminated from other governmental agencies. However, if any governmental employee is displaced as a result of this annexation and makes application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a City employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.

SECTION SIX

FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures from the proposed East State Annexation. This section also provides a five-year summary of the expenditures compared with the revenues.

A. REVENUES

Property taxes are the main source of revenue to be received from the East State Annexation Area. Property taxes are computed from the gross amount of assessed valuation in the area and can be obtained from the Office of the St. Joseph Township Assessor. The formula for computing tax revenue is shown in the following table:

TABLE 2

Tax Revenue Formula

$$\frac{V-E}{100} (T) = TR$$

WHERE:	V	=	Assessed Valuation
	E	=	Home Mortgage Exemption
	T	=	City Tax Rate
	TR	=	Tax Return

The total assessed valuation of the proposed East State Annexation is \$590,780. The home mortgage exemption is deducted from this total. There are 7 dwelling units within this annexation area and it is assumed that each one is eligible for the \$1,000 exemption mentioned above. The total taxable assessed valuation of the annexation area becomes \$583,780 after the calculation is made. Property tax revenue for 1990 can then be determined by applying the Fort Wayne/St. Joseph Municipal tax rate (3.2533) to this figure giving a total property tax revenue of \$18,992. Table 3 details the components of this tax rate. Using a 3 percent rate of inflation, the property tax revenue for 1992, the first year that taxes would be due to the City after annexation would be \$20,149. A portion of this revenue would be supplied from the State Property Tax Relief Fund.

TABLE 3

Taxing District Rate

Corporation General	\$1.6607
Corporation Debt Service	.3634
Firemen Pension	.1359
Policemen Pension	.1209
Sanitary Officers Pension	.0162
Fire	.6563
Park General	.2897
Redevelopment General	<u>.0102</u>
	\$3.2533

In addition to property taxes, the City receives revenues from the Community Development Block Grant, the Cigarette Tax, the County Option Income Tax (COIT), and the Alcoholic Beverage Tax. Some of these funds are based in part on the City's population and some are based on the tax levy. Since population is only one element of a very complex distribution formula, the direct contribution of the East State Annexation cannot be calculated. Still, most of these funds will increase with city population increases.

B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 4. Capital costs are one time expenditures, while operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, capital improvement projects, such as construction of streets, curbs, and sidewalks, must follow routine city procedures which often require petitioning.

On the following page, Table 4 details the costs that will be incurred by each department upon the annexation of the East State Area.

TABLE 4

EXPENDITURES

<u>DEPARTMENTS</u>	<u>CAPITAL COSTS</u>	<u>OPERATING COSTS</u>
Police Department	\$0	\$ 0
Fire Department	0	0
EMS	0	0
Solid Waste Disposal	0	386
Traffic Control	0	0
Streets	0	0
Street Lighting	0	0
Parks	0	0
Water	0	0
Fire Hydrants	0	0
Sanitary Sewer	0	0
Storm Sewer	0	0
Animal Control	0	0
Administrative Functions	<u>0</u>	<u>0</u>
TOTALS	\$0	\$386

C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the East State Annexation area for the first five years after it is incorporated into the City of Fort Wayne.

The summary automatically includes for each of the five years a 7 percent inflation factor for municipal expenditures, and a 3 percent increase factor for City revenues.

Property tax revenue from the annexation area will not be collected until 1992. Assuming the area is annexed in December of 1990, assessment will not occur until March of 1991, with revenues being collected in 1992. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of \$413 in 1991. On the following page, Table 5 details the revenues minus the expenses for the East State area over the next 5 year period.

TABLE 5

REVENUES MINUS EXPENSES

	EXPENDITURES	PROPERTY TAX REVENUE	BALANCE
1991	\$ 413		\$ - 413
1992	442	\$20,149	19,707
1993	473	20,753	20,280
1994	506	21,376	20,870
1995	<u>541</u>	<u>22,017</u>	<u>21,476</u>
	\$2,375	\$84,295	\$81,920

D. RECOMMENDATIONS

This Fiscal Plan, which meets the state law requirements that a fiscal plan be prepared, shows that the East State Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after the passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on December 31, 1990.

TABLE 6
ST. JOSEPH TOWNSHIP TAX RATES
1989 PAYABLE 1990

		ST. JOSEPH TRANSIT	FORT WAYNE ST. JOSEPH
STATE	St. Fair Board	.0035	.0035
	St. Forestry	.0065	.0065
	Welfare HCI	.0500	.0500
	Welfare Administration	.0704	.0704
	TOTAL STATE	.1304	.1304
COUNTY	County General	.7802	.7802
	County Welfare	.1216	.1216
	County Health	.0412	.0412
	Cumulative Bridge	.0374	.0374
	County Bonds	.0980	.0980
	Reassessment	.0100	.0100
	Welfare Med. Ast. Ward	.0058	.0058
	Cumulative Capital Dev.	.0524	.0524
	TOTAL COUNTY	1.1466	1.1466
TOWNSHIP	Township EMS	.0039	
	Fire Debt	.0572	.0005
	Township General	.0022	.0022
	Poor Relief	.0073	.0073
	Fire Protection	.0555	
	Township Recreation	.0005	
	TOTAL TOWNSHIP	.0711	.0100
SCHOOLS	School General	2.4911	2.4911
	Debt Service	.0713	.0713
	Art Institute	.0050	.0050
	School Transportation	.3667	.3667
	Capitla Projects	.6215	.6215
	Racial Balance	.2000	.2000
	TOTAL SCHOOL	3.7556	3.7556
AIRPORT AUTHORITY	Airport General	.0763	.0763
	Airport Debt	.0185	.0185
	TOTAL AIRPORT	.0948	.0948
LIBRARY	Library General	.2905	.2905
	Library Debt	.0399	.0399
	TOTAL LIBRARY	.3304	.3304
PTC	PTC General	.0999	.0999
	PTC Debt	.0333	.0333
	TOTAL PTC	.1332	.1332

TABLE 6
ST. JOSEPH TOWNSHIP TAX RATE
1989 PAYABLE 1990

		ST. JOSEPH TRANSIT	FORT WAYNE ST. JOSEPH
CITY AND SPECIAL TAXING DISTRICT	Corporation General		1.6607
	Redevelopment General		.0126
	Corp. Debt Service		.3634
	Firemen Pension		.1359
	Policemen Pension		.1209
	Park General		.2897
	Sanitary Officers Pen.		.0162
	Fire		.6563
	TOTAL CITY AND SPECIAL DISTRICT	0.00	3.2533
	TOTAL TAX RATE	5.6621	8.8543
REPLACEMENT CREDIT		.158987	.171597
NET TAX RATE		4.761900	7.334929

